



Village of Johnstown
Planning & Zoning Meeting Minutes
Tuesday, September 12, 2017

CALL TO ORDER: Chairman Block called to order the Village of Johnstown Planning & Zoning Meeting for Tuesday, September 12, 2017 at 6:35 p.m.

ROLL CALL: Ron Danne; present, Chip Dutcher; present, Joseph Ethier; absent, Chairman Marvin Block; present, Mayor Sean Stanart; present

IN ATTENDANCE – STAFF: Jim Lenner-Village Manager, Jim Blair-Zoning Inspector, Ben Lee-Council member, Lewie Main-Council member

IN ATTENDANCE – PUBLIC: None

APPROVAL OF MINUTES: August 22, 2017

Motion: To approve

Moved: Chip Dutcher
Second: Ron Danne

Ron Danne	Y
Chip Dutcher	Y
Marvin Block	Y
Sean Stanart	Y

Passed 4-0

PUBLIC COMMENT: None

CERTIFICATE OF APPROPRIATENESS AMENDMENT: Application# 082314110
Hopewell Credit Union

This will amend the original approval allowing an additional wall sign on the rear elevation of the building so it may be seen by traffic on the shopping center side.

Motion: For approval

Moved: Chip Dutcher
Second: Marvin Block

Chip Dutcher	Y
Marvin Block	Y
Sean Stanart	Y
Ron Danne	Y

Passed 4-0

There was discussion on changing the sign rules allowing for a wall sign on the front and rear of certain businesses depending on how the building is situated. The Village Manager will present a draft ordinance to modify the current rules regarding dual frontage signage.

WORK SESSION: Residential Density (Day 2)

There was a recap of discussion at the previous zoning commission meeting. Mr. Lenner stated he would present a draft of the PUD ordinance in the near future

ZONING INSPECTOR REPORT: August 2017; attached.

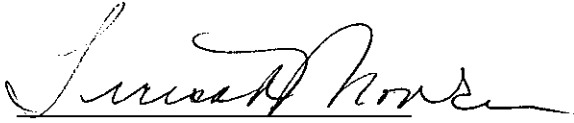
OTHER BUSINESS: None

ADJOURNMENT

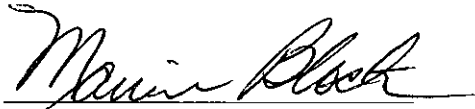
There being no further business, Mr. Block moved to adjourn; Mr. Stanart seconded and all were in favor **motion passed 4-0**. Thereupon, the meeting adjourned at 7:40 p.m.

Respectfully submitted

APPROVED AS PRESENTED



Teresa Monroe, Clerk of Council



Marvin Block, Chairman



August 2017 Zoning Inspectors Report

August 1 through August 15 2017

298 Central Station issued a zoning permit for an in ground pool. The pool will be two feet in ground and two feet above ground when completed.

213 Weeping Willow Run inspected a new sidewalk for another Maronda home

635 W Coshocton Hopewell project met on-site with Jack Liggett and Contractor Ted Morgan to discuss the location of the new sidewalk.

Concord Crossing retention area, mailed certified letters to the two owners of this property. The purpose of the letters was to notify them that they had 72 hours to mow their three acres. After receiving back the certified letters signature cards, I received a letter from Steve Potter's attorney. The letter stated Mr. Potter had no financial interest in the property and that Johnstown Development Company no longer existed. I was directed by the Johnstown Council Safety and Service Committee to mow the property at Village expense. The property has been mowed at a cost to the Village of \$750.00. We are working with Yaz on investigating to see if our case is strong enough to take legal action against the two former owners of Johnstown Development as individuals. That is to go after their assets.

471 Tyler Station issued a zoning permit for new in ground pool. This is a 20x40 pool.

23 S Oregon received an application and check for a Certificate of Appropriateness for a new three car garage in a GCC1 zoning district. This was after we met with the property owner and reviewed his plans. The COA design review was scheduled for August 23 by the Planning and Zoning Commissioners. Follow-up: the project was approved.

Discussed with a resident purchasing a franchise. The franchise business is a sign letter business. She would rent out individual sign letters to place in yards. The purchaser would contact her tell her what message they wanted on the yard sign, she would set them up and take them down after 24 to 48 hours.

402 Tyler Station this property has a very large bush that was an Ash tree. The bush grew from the Ash tree stump and was blocking the public sidewalk. I sent a certified letter to the property owner asking them to remove it; they had the bush and stump removed.

292 S Oregon sent a second letter to the property owner about vehicles with expired tags and tall weeds. They contacted me and told me what their plan was to get rid of the vehicles and the weeds the weekend of August 18. Update: 8.30.17 the cars are gone and the weeds removed.

266 S Main parking in the yard especially on weekends. Sent a certified letter.

18 S Main at the rear in Post office alley a black Chevy pickup with expired tags and parked in a spot where the truck sticks out into the alley. Issued a ZVN and contacted the building owner. The truck owner called me and explained his situation. Update: 8.30 the truck has been removed.

149 N Main sent a letter to the new property owner. There is a very large dead tree in the ROW that's needs to be removed. This property recently changed owners. Update: the new owner came in she is very upset about the fact that she is responsible for removing the large dead tree. She did not agree to take it down and said she planned to investigate why it was her problem.

267 N Main received another request for information from a national company. They have interest in purchasing the property for a drug and alcohol rehabilitation center. I told them due to zoning district requirements it could not be used for their purpose.

420 Weeping Willow Run issued a Deck permit for a 400 square foot deck and referred them to the Licking County building codes department for their building permit.

199 Valleyview received a complaint about the grass at this address. Contacted the rental property owner and he took care of it. The renter was in Hospice care at her son's house.

133 Edwards Rd I sent a certified letter to the property owner and told him we planned to change his street address to Recreation Drive I ask him to contact me. He has failed to contact me, pending.

835 W Coshocton St. O'Reilly's received the final revised building prints after all the revisions and additions. Still one remaining issue with the sanitary tie-in. Update: 8.30 the sanitary sewer issue has been resolved.

266 S Main received a complaint from the property owner about the loss of the street light in front of his home. The pole was removed when the street tree blew down. This was passed on to the service department. Apparently the light pole belonged to AEP.

214 N Main received a complaint about the grass on the .890 acre piece. I contacted the property owner and they had it cut.

6 Westview Dr after meeting with the homeowner onsite I issued a fence permit. This house is on the corner of Westview and W Coshocton. I had some concerns about the proposed privacy fence blocking the view from Westview to see traffic on W Coshocton.

August 16 through August 31 2017

210 W Coshocton contacted the property owner again about the temporary porch supports holding the roof up from collapsing.

Met with a resident who wants to help with making improvements to the Dick Hill soccer field. He is a member of the JYAA. We discussed the limited access to the soccer field and solutions and Village plans to create walking trails on the Pulte and Plaza properties.

23 S Oregon approved the Certificate of Appropriateness for a new three car garage at the rear of the property after review by the P&Z Commissioners.

635 W Coshocton Hopewell received the sign package for the new building. Approved the Monument sign and the front wall sign. Hopewell is also requesting a rear wall sign; this will require a Certificate of Appropriateness Amendment. The ACOA will be heard on September 12 by the P&Z.

835 W Coshocton O'Reilly's received the sign applications. Approved the monument sign. The Wall sign had to be redone and resubmitted. It was also approved.

267 N Main received another request for information about this building. The company is an Alcohol and Drug treatment center. Patients are brought in and confined for extended periods. They requested a copy of the agreement we had with the current owner that describes what could be allowed in the building.

292 S Main YFC buildings. There is an abandon care with 2015 license plates parked at the rear of the building JPD ran the plates for me to check to see it was a stolen car. They identified the owner, he lives in Croton. I passed the information on to the local YFC director. She knows who the owner is and plans to have the car towed.

CVS new sidewalk I met on site to discuss the new sidewalk with the contractor. He plans to install it the week of 8.28. On 8.29.2017 we had a follow up meeting with Jack and Newt to discuss a catch basin and underground traffic light control structure. Update: the sidewalk is installed.

Track Street received a call from a person interested in building a 40x60 steel building for his Dumpster Business. The site he is looking at is landlocked. I explained to him what would be required: such as storm water runoff plans, paved driveway, paved parking and storage areas, a building design review etc. He decided to look at another site in Liberty Township.

138 W Coshocton St. this home is for sale and in contract. The Village owns the vacant lot next door at 130 W Coshocton. The fence, part of the driveway and shed at 138 are encroaching onto the Village property 3.6' to 7 feet depending on the location. I was asked to write a letter allowing the encroachment to continue until the Village decided to develop the lot. We complied with the request and stipulated that the letter be recorded with the 138 Coshocton property survey.

205 Weeping Willow Run inspected a sidewalk for a new Maronda home.

278 S Oregon continuing to work on getting rid of four junk vehicles at this address. A large step van has been removed. The homeowner passed away and her daughter is trying to get the property cleaned up. Another junk truck has been staged for pickup.

410 Tyler Station has a dead Ash tree that's bushing out onto the sidewalk. Sent a letter to the property owner for removal.

Bottecchia and Fondriest the Bottecchia resident was asking about the missing sidewalk on the corner. Fondriest was undeveloped when he build his house. The developer is required to add the walk and connect it to the Bottecchia walk at the corner.

132 Tyler Station I received a call from a contractor about replacing the driveway and approach at this address.

120 Tyler Station issued a fence permit for a small section of the backyard for a dog run.

224 N Main there is a very large Black Walnut tree in the path of the proposed Johnstown Elementary crosswalk. I contacted the property owners and notified them that the tree had to be removed due to the construction of the crosswalk in front of their house at Edwards and N Main.

Main and Coshocton advertising signs were nailed with four roofing nails per sign at seven to eight feet from the sidewalk on to telephone poles. The signs advertised a Tar and Pitch company. I called them and gave them three hours to have the signs removed. The signs were removed.

Jim Blair